

ATTENDANCE

Planning Commission

Brian Rater, Chair- in person
Richard Schmidt, Vice-Chair- via zoom
William Burnett, Secretary- via zoom
Jim Payne, Alt. Secretary- via zoom
Robert Prosek- via zoom
Sharon Collins- in person
Ellen Foreman- call in

Township Staff

Douglas Erickson, Township Manager- in person
Alexandra Castrechini, Township Engineer- in person
Nicole Harter, Zoning Officer- via Zoom
Nicole Pollock, CRPA- via Zoom

Audience

C-Net- via zoom
Andrea Pandolfi- via zoom
Anthony Buda- via zoom
Barry Fineberg- call in

*****Meeting was Hybrid***

1. CALL TO ORDER- REGULAR MEETING

The May 2, 2022, Regular meeting was called to order at 4:32 PM by Chair, Mr. Brian Rater.

2. APPROVAL OF MINUTES

Meeting minutes from the March 14, 2022, Regular meeting, March 21, 2022, Work Session and April 4, 2022, Work Session were brought before the Planning Commission for approval.

Ms. Sharon Collins made a motion to approve the meeting minutes as submitted. The motion was seconded by Ms. Ellen Foreman. The motion passed with a vote of 7-0.

3. PUBLIC COMMENTS

There were no public comments

4. FERGUSON TOWNSHIP OFFICIAL MAP UPDATE

Ms. Nicole Pollock noted The Planning Commission first viewed the map in March and had no comments. This most recent amendment includes a minor update to the Musser Gap Trail as being designated as a Proposed Bicycle Facility. Staff finds that this change will not impact Patton Township and is in accordance with the 2017 Centre Region Bike Plan.

No comments from the Planning Commission to forward to Ferguson Township

5. STATUS REPORT ON PENDING ITEMS

Ms. Nicole Pollock provided a brief review of the pending items.

There were no comments from the Planning Commission on the pending work task items.

6. REPORTS

Ms. Nicole Pollock reviewed the reports and noted she has been working with the Centre County Department of Planning and Community Development Office and its consultant on an update to the 2005 housing needs assessment. They reached out to the rural part of the county to participate along with the business district to weigh in. The project is anticipated to wrap up by the end of 2022.

7. OTHER BUSINESS

Ms. Nicole Pollock noted the CRPA will conduct training for the six Centre Region municipal Planning Commissions to refresh knowledge for existing members and aid newly appointed representatives. There will be five sessions expected to last one hour each held during regularly scheduled Planning Commission meetings in the Region. The meetings are anticipated to be hybrid with a virtual option via Zoom. **The first session will be at the May 16th Harris Township Planning Commission meeting covering an overview and introduction to planning.** Registration for each session will come from CRPA administrator Marcella Hoffman.

8. ADJOURN

The regular meeting was adjourned at 4:42 PM.

Ms. Sharon Collins made a motion to adjourn. The motion was seconded by Mr. Jim Payne. The motion passed with a vote of 7-0.

PATTON TOWNSHIP PLANNING COMMISSION WORK SESSION

1. CALL TO ORDER- WORK SESSION

The May 2, 2022, Work Session meeting was called to order at 4:43 PM by Chair, Mr. Brian Rater.

2. PUBLIC COMMENTS

Andrea Pandolfi a member of the Housing Task Force provided clarification in reference to comments made previously during public comments of previous meetings. The township continues to look at ways to achieve more attainable housing. She noted this is the time to think through the possibilities, embrace the positive outcome opportunities and identify the regulations.

Jim Payne noted that we're looking at this from a zoning issue, he reminded everyone that a Homeowners Association can supersede Township Zoning.

REGULATIONS TO PERMIT ADUs

Nicole Pollock noted the [2021 Patton Township Housing Task Force Report](#) recommended that the Township adopt regulations to permit Accessory Dwelling Units (ADU). ADUs are an additional dwelling unit on a property that is subordinate to the primary dwelling unit. In addition to the report, the task force created three C-NET videos in the fall of 2021 to begin community outreach. The videos inform residents on how to get involved in discussions about housing in the Township, what is attainable housing, and why the housing conversation is important. All three videos are available on the [Housing Task Force page](#) of the Patton Township website.

Several neighboring Centre Region municipalities permit ADUs which provides additional housing options and opportunities for both homeowners and renters. As assessing regulations in neighboring municipalities is a good way to evaluate successes and challenges, staff reached out to municipal staff at College, Ferguson, and Harris Townships to understand how their regulations are working and if there have been issues with ADUs in their communities. To date, none of the three municipalities have had issues with ADUs.

The Planning Commission (PC) has discussed ADUs for the last several work sessions. Attachment WS1.1 provides a progress outline for discussion and potentially developing ADU regulations. The full descriptions from AARP's [The ABCs of ADUs A guide to Accessory Dwelling Units and how they expand housing options for people of all ages](#) (pg. 15) that accompany the progress outline is attached as WS1.2.

A survey was sent to the PC members on April 14 to help staff gauge how to proceed with providing information for this work session. The results of the survey are attached (WS1.3), and the five issues listed in the survey will be the focus of tonight's discussion. Each of the five issues have a brief description, information on how College, Ferguson, and Harris regulate each, the survey results, and a point of discussion.

There is an ADU FAQ attached as item WS1.4 to help provide additional information and guidance.

A couple reminders for tonight's discussion: if the Township changes no other existing regulations, each lot will be required to meet all regulations to fit an ADU regardless of where in the Township the PC recommends permitting them. In some neighborhoods, with active Homeowners Associations (HOA), ADUs may not be permitted or may be restricted by their HOA covenants. The Township does not enforce HOA regulations, so if would be up to individual property owners to confirm what is permitted by their Association.

Staff recommends that the Planning Commission discuss each of the five issues outlined in the order they are presented in the agenda. If the Commission is unable to reach consensus on an issue, Staff should be informed of any additional information that will be needed for future discussions.

Ellen Foreman asked how long neighboring municipalities have had ADU 's in place. Nicole Pollock to find out.

Nicole Pollock reminded that homeowners would need to verify with their Homeowners Association if permitted, all must comply with current zoning (setbacks, height, etc.)

Sharon Collins asked if there will be a survey sent or posted for residents to provide input.

Nicole Pollock stated we can look into a survey but also reminded that meetings are public for them to come to and provide input.

Doug Erickson stated to determine what type of public outreach we want; survey and/or open house.

1. Configuration -- Types: Attached, Detached

ADUs could be created within a dwelling unit, though an addition, or in a separate structure on a property. The image below illustrates the just some of the examples of how an ADU can be created.

Survey Results and Discussion: There survey results are inconclusive as to how which ADU configurations to permit. The Planning Commission should discuss where ADUs, if permitted, would need to be located in relation to other uses/structures on a property. What is the justification? What additional information is needed to decide?

Brian Rater- No preference; if detached- not in front

Jim Payne - No preference; up to owner, but not in front

William Burnette- no preference; if detached- not in front

Rich Schmidt - no preference; if detached- not in front

Sharon Collins - attached within envelope of house

Ellen Foreman - no preference; but to address Sharon's concern- design to reflect main structure

Robert Prosek- No comment

2. Eligibility: Where could ADUs be developed?

ADUs could theoretically be permitted in any zoning district, however most municipalities restrict these uses to properties with a single-family dwelling unit or commercial properties.

The Zoning Map can be found on the [Township](#) and [CRPA](#) websites. The CRPA map shows zoning for all six Centre Region municipalities, allowing the Commission to view where College, Ferguson, and Harris permit ADUs.

Survey Results and Discussion: The survey results point to regulating where ADUs could be permitted by zoning district. Planning Commission should discuss in which zoning districts ADUs should be permitted. The Commission should provide feedback to Staff if additional information is needed for this discussion.

Jim Payne- commercial to be included now, Planning Commission agreed

Doug Erickson stated more productive in residential areas

Brian Rater- no commercial, and must meet all setbacks and guidelines

Nicole Pollock noted a lot size restriction

William Burnette- commercial; College Township- one dwelling is allowed per commercial tenant

Alexandra Castrechini- proposed to the Planning Commission regarding the Planned Airport District, rezoning, potential for higher density housing.

Rich Schmidt- viable lot size would give clear perspective of what we're trying to do

Doug asked staff to do example lots with setbacks on certain sizes

3. Design Standards: Size:

The minimum size of an ADU would be determined by building code, per the Centre Region Code Agency (CRCA).

The maximum size of an ADU would be established by the Township's Zoning regulations.

Ferguson Township maximum first floor area of a detached ADU cannot exceed 600 sq ft (maximum of 800 sq ft) in the TTD (residential).

Survey Results and Discussion: The survey results indicate an ADU should have a maximum size. The Planning Commission should discuss an acceptable

threshold for a maximum square footage (such as 1,000 sq ft.). Alternatively, maximum size could be a percentage of the primary dwelling, or a combination of square feet and percentage.

Jim Payne- would like to see combination percentage and maximum square footage

Rich Schmidt- 25 % or 1,000 sq. ft max

Sharon- likes what Ferguson Twp has done

Robert Prosek- 25 % only

Nicole Pollock noted that another variable would be interior, attached or detached, different perimeters for each

William Burnette- no max and have staff come back with lot sizes

4. Parking:

Attachment WS1.6 shows zoning regulations for the residential zoning districts in the Township. Included in the charts are minimum lot size, maximum lot coverage, setbacks, maximum height, and required off-street parking. The standard amount of parking required for each dwelling is two spaces. Neighboring municipalities typically require additional parking for an ADU.

Survey Results and Discussion: The survey results indicate one required parking space for an ADU could be acceptable. The Planning Commission could consider requiring a minimum of one parking space per unit, with an additional space required for each bedroom for 2 or more-bedroom units.

Planning Commission agrees with the survey results one space per bedroom

5. Quantity:

The PC began discussing how many ADUs could be permitted on each property. Before this issue could be addressed, the Commission indicated that potential locations for ADUs should be determined first. If the PC has reached consensus on where ADUs could be permitted, they should revisit how many ADUs should be permitted on each property.

Survey Results and Discussion: The survey results show one ADU per lot is preferred. Based on the “where” discussion, the Planning Commission should discuss if there are any places where more than one ADU could be permitted.

Jim Payne- larger lots more than 1 ADU

Sharon Collins- 1 per lot for residential, one per tenant for Commercial space

Brian Rater- 1 per lot

William Burnette- no restrictions

Rich Schmidt- 1 but isn't dead set on putting a restriction on, feels the market will regulate this

Robert Prosek- 1 per lot

Ellen Foreman- 1 per lot

Next meeting: June 6th, 2022

Strong communication plan

Design standards: Appearance

Modeling

6. ADJOURN- WORK SESSION MEETING

The work session meeting was adjourned at 6:17 PM.